

July 30<sup>th</sup> , 2024

City of Waukesha  
201 Delafield Street  
Waukesha, WI 53155  
Attn: Doug Koehler

Re: City of Waukesha Final Site & Architectural Review  
Mandel Group, LLC Concept for Delafield Street Site

Mandel Group entered a purchase agreement with the City of Waukesha to buy a site comprising tax keys WAKC 1305461, WAKC 1305460, WAKC 1306990, and WAKC 1305459, on Delafield Street in downtown Waukesha. Below is an overview of the concept proposed by Mandel Group for this site.

The Project is a 219-unit market-rate apartment development in two buildings on 5.04 acres on Delafield Street in downtown Waukesha, WI. The project is currently planned to be two 4-story buildings of residential apartments over 1 underground parking level. The unit mix consists of 63% studio/1-bedroom units, 30% 2-bedroom units, and 7% 3-bedroom units. There are 254 underground parking stalls and 38 surface stalls, which equates to a ratio of 1.33 stalls per unit. Approvals are scheduled to be completed in late summer or early fall of 2024, with construction potentially beginning as early as the end of 2024, with a projected completion in the spring or summer of 2026.

Regarding access to the project, there will be a main access point across from Buena Vista for the north parking garage, guest stalls, and surface lot west of the north building. There are two access points for the south building, one on Delafield Street and one on Madison Street. Due to the relative proximity to the 5-corners intersection, these access points will be limited to right-in/right-out based on the recommendation from our Traffic Impact Analysis. Mandel explored several alternatives for access to the south building based on conversations with staff, including on the north side, two locations on the west side, and a single access on Madison Street. These alternatives are not feasible for several reasons, including cost, marketability of units, stormwater flow, and constructability of the earth retention system required for a 39-foot-tall retaining wall.

The Traffic Impact Analysis completed by Ayres Associates in May of 2024 is attached. This report initially contemplated a single access point for the south building on Delafield Street. Ayres is updating the report to reflect both access points, which will be submitted when completed. Additionally, I've included a memo prepared by Alex Cowan of Ayres Associates regarding trip generation counts for alternative uses for this site, including office, hotel, and retail/commercial. This memo shows that the apartment project generates the fewest peak hour trips per day. Note that an office use will generate fewer overall trips, but more trips during peak hours than apartments.

Thank you for considering this application and we look forward to working with staff and elected officials on this project.

Please see the attached as detailed below:

- Architectural elevations and renderings
- Site Plan
- Landscape Plan
- Tree Removal Plan
- Development review application and checklists
- Civil Engineering Plans (including grading and utility plans)
- Site Lighting Plan
- Stormwater Management Plan and Stormwater Management Agreement Draft
- Traffic Impact Analysis (TIA), including trip generation memo for alternative uses
- DNR Artificial Wetland Exemption
- UA Army Corps of Engineering Determination Letter
- Erosion Control and SWM Permit Application
- Response letter to staff comments

Best,



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